At Hyde Park, L. I.

The Garden Suburb

NASSAU HAVEN

FIRST OFFERING TO THE PUBLIC We have been requested by a prominent New York State Trust Co. to develop and sell its large holding near the Railroad Station at Hyde Park, L., I.

Park, L. I.

We have been glad to undertake this because the property is ideal for the man of moderate income, who must keep his total investment for house and plot under \$5,000.

We intend to make this the most attractive, artistic and desirable offering for this man that can be found in Long Island. Our purpose is summed up in this motto:

summed up in this motto:

"Fit for the millionaire but within the means of millions."

Our opening prices are about one-half the amount asked in some other sections that are no more valuable, and we offer 10% discount to the first thirty buyers, with additional discount for cash and building.

If desired, we will accept \$10 down and 1% a month for any plot.

The property is within a few yards of the Hyde Park Station on the main line, within thirty-two minutes of the Penn. Station, N. Y. City.

A fine collection of fruit trees, berry bushes, plants, vines and shrubs given without charge to every buyer.

(Nassau Haven Booth) Country Life Exposition, Grand Central Terminal

Telephone, 7720 Murray Hill

NEW JERSEY REAL ESTATE FOR SALE. NEW JERSEY REAL ESTATE FOR SALE

A BIG BARGAIN -\$8,400 EASY TERMS

Beautiful All-Year Home

Terms to Suit Responsible Purchaser.
CONVENIENT COMMUTATION TO THE CITY.

IDEAL LOCATION

Gentleman's Suburban Home

At West Orange, N. J

Located on wooded creet of the beautiful Orange Mountains in the raidst of the finest and most exclusive

MUST BE SOLD AT ONCE

60 Acres of

Desirable Grounds

vanmanding magnificent view New York's skystrapers and country. All city improments, including electricity, wester, etc., are a validable. Microl Lost roads affect unexcelled motor fleyond query son this property, surpassed as to location, they provements, etc., and is suitable development into a

Magnificent Country Estate

Over 100 trains a day with commutation; over the Belaw Lackawanna and Western of I railroad. Budson tubes and trail afford additional service.

No Reasonable Offer Refused

This Handsome Home at Beautiful Floral Park. L. I. 8 ROOMS & BATH

\$500 CASH & \$20 MONTHLY.

H, BROWN, 198 Flathigh Ave., IValva.

A GENUINE SACRIFICE

FREEPORT-I have a libroom house I must sell, cost \$7,500, whi sorth sell \$4,500. Now is your chanse for a large of \$4,500. Now is your chanse for a large of thouse has 5 large bestiones large bath, rooms 4 open firstle re-circly and que fixtures. Hardwood from double doors storm windows and accepts for points, will decorate house trails and out to sall purchaser; plut 50x125 feet, driveney and me shrubbert first moreone \$5 mm a fact to a take \$100 cash, balance some as faul fur fact to the first moreone \$5 mm a faul fur fact to the \$100 cash, balance some as faul fur fact to the \$100 cash, balance some as faul fur fact to the \$100 cash, balance some as faul fur fact to the \$100 cash, balance some as faul fur fact to the \$100 cash, balance some as faul fur fact to the \$100 cash, balance some as faul fur fact to the \$100 cash, balance to th

Forest Kills Gardens

SAGE FOUNDATION HOMES CO., 47 W. 34th St., or Forest Hills, L. 1. Send for Handlet S.

FARM, one acre, excellent coll. six from house, near titeat South Hay public school, station, corner property, immediate possession, \$500, \$300 cash. J. B. SWEZEY, Patchogue, L. I.

tio A MONTH buys fire, well sent chicken farm. Just the plus a fee party make a nice living, within easy distance rity, good house and chears its fee party and vegetable of farther informall write FARM, box 143 can offer.

Plot 122 by 230 Feet. Actual Water Frontage and Private Dock.

arge verands, upper balcony and sleeping porch. Spacious reception hall-living room, with huge open freplace; dining room, butlet's pantry and kilechen, arge bedrooms, two baths and storage room. An unusually well built house. Craftsman interior and all modern conveniences, front and back staltway.

Former Murray Hill Residents Returning, Assured Against Trade Invasion by Zone Restrictions



JFD Lanier gave up Park Ave Apartment for this dwelling -127 East 35 to Street

The Murray Hill Association, of which J. P. Morgan is president, has made a survey of the real estate situation had other matters on Murray Hill and finds that conditions from a residential standpoint are more satisfactory than at any time since the association was started. The number of houses for sale started. The number of houses for sale or for rent has been greatly diminished, being about 40 per cent less than a year and a haif ago, and little difficulty is experienced in leasing residences which

ar really up to date.
In no section of the city have the recent on section of the city have the recent zoning restrictions passed by the Board of Estimate been more appreciated by residents than on Sturray Hill. An interesting indication of remewed and widespread confidence in the future of the district is found in the unprecedented number of houses being repaired, renovated or retuilt this fail. No less

\$200,000 Property of Interborough Transit Ce on Park Avenue near 37 th Str laid out as a Garden

Brooklyn's Tallest Building to Be Erected

denied number of houses being repaired, renovated or rebuilt this fall. No less than seventy houses have had more than the usual fail cleaning done to them, the improvement ranging from painting and decorating to complete rebuildor. An unusual amount of work has been fents, steps and balustrades where the steen has been crumbling away.

The dilapidated Huntington stable on Thirty-sighth street, once a milk depot and the storm centre of a successful legal battle to oust-business from the restricted district, has been reconstructed as a highly attractive studio from designs of Delano & Aldrich, George R. Sheldon's house, next to the South Church, is being rebuilt and extended for apartment uses. Mrs. Charles Coster on Park avenue and several others have had extensive alterations made on different floors.

The most encouraging sign for the future of Murray Hill has been the scholar return of families to the hill. At less three have returned during the last six months, while another family has regreted moving away and intends to return when its present lease has appred.

A recent addition to the residents on

THE STREETS

Plans for what will be the talest even and the street with the story brick dwellings to record at the Building Building with partment hat week. The building will be twenty-two stories and will cover the Building at the Dime Savings Bank trusted by Building at the Building at the Dime Savings Bank trusted by Building at the Dime Savings Bank trusted by Building at the Buildin at Remsen and Court Streets \$35,000 by Morris Halperin. The Ster-ling Operating Company will invest \$75,000 in a six story brick apartment to be erseted on Clinton avenue, 300 feet

were so brisk, according to the filing at the Bureau of Buildings, that the month of October will show larger totals than

of October will show larger totals than any month except those of early spring. This revival is due to the glans of builders to erect sufficient dwellings to meet the demand of new homeseekers in the borough.

According to a report made public yearteday by Supt. John W. Moore, from October 10 October 20 there were 346 applications for new buildings to cost \$1., \$60.612, and since that period there have been eighty-six additional applications for buildings to cost \$491.099, making the total aggregate cost of buildings projected for the month \$1,751,099.

The weekly record in the burger; was eighty-six applications for new buildings to cost \$491.099.

The Queensboro Corporation, through the Jackson Heights Apartment Corporation, has made the first application for additional improvements at Jackson.

The Queensboro Corporation, through the Jackson Heights Apartment Corporation, has made the first application for additional improvements at Jackson Heights, filing plans for two five story ENFURNISHED APARTMENTS TO LET. apartments, to accommodate eleven fam-

apartments, to accommodate eleven families each, at a cost of \$182,000.

Henry W. Meyer will erect seventeen three story brick tenements, starting at the southwest corner of Valentine etreet and Edsall avenue and on the west side of Valentine street, Ridgewood, to cost \$147,000. The Mathews Building Company will erect five three story brick tenements on Thirteenth avenue, south of Grand avenue, Long Island City, at a cost of \$38,000, and M. Zummo will erect fourteen two story frame dwellings on John street, Fifth street and on Yarmouth street, Union Course, at a cost of \$38,000.

N. J. BUNGALOW BUYER. Meister Builders have sold to Frank Nasi a bungalow on plot 100x100 at New Brunswick Park, New Brunswick, N. J.

CHARLES L. HOFFMAN, Esq., Referee. To-Morrow-October 30th,

SUPREME COURT PARTITION SALE

Southeast Corner of Riverside Drive & 113th Street (Known as the Strathmore)

brick and brownstone elevator apartment house. Size of plot 104.4 x 117.634 x 100.11 x 91.134.

This property has a commanding view of Riverside Drive, Riverside Drive Park and the Hudson River.

For further details as to terms, mortgages, rents, etc., apply to TOMPKINS McILVAINE, Esq., Attorney for Plaintiff, No. 52 William Street, New York City.



MOORES CAME NEAR LOSING CHELSEA

Offer of \$40,000 Was About to Be Accepted in 1833 for Big Farm.

It is just 114 years since the foundait is just 114 years since the founda-tion of the Moore estate fortune was incid. In the fall or 1802 Bishop Benja-min Moore came into possession of a farm in the Chelsea section which is worth \$10,000,000 to-day. It extended roughtly from Eighteenth to Twenty-fourth street and from Eighth avenue to the Hudson River. He paid compara-tively little money for the property. He took possession of the house which stood in the centre of the farm and called in Chelsea, which name has ever since Chelsea, which name has ever since been associated with that section of the

Ives at 33 East 59 wst.

Brooklyn builders continue to favor

bought recently by

harles L Riker

At that time it was a suburb of the

I one of the four fundamental faults of the New York Torrens law; that is, the withdrawal feature was eliminated, making yegigirations permanent. The payment into the assurance fund was made compulsory by the 1916 amendments, but the stability given the system by having the State or county back of the assurance fund, as is done in Massachusetts, Illinois and other places, was taken away.

Committees of the bar associations, charmler of Commerce, State League of Entitles and Loan Associations, many local tuilding and loan associations for the property that he was a scholar little versed in business and especially land values.

Mr. Moore left his house, one of the London Terrace row, and journeyed

of Equitient and Loan Associations, many local imiding and loan associations, thariem Board of Commerce Citizgets Union, Bureau of Municipal Research and other civic societies, besides many prominent individual citizens, are cooperating with Register Hopper in the preparation of the amendments embedding the reforms outlined.

The 1316 amendments aroused a great deal of interest among property owners, but no registrations of title have resulted from these amendments because of the high cost of the initial registration and the length of time required to complete the court proceedings. These matters are corrected in the proposed amendments.

Mr. Moore left his house, one of the London Terrace row, and Journeyed down town to the office of James N. Wells, a real estate agent. He told Wells who he was, the property he owned and the offer which had been made and asked if he should sell.

"By no means," was the real estate broker's reply, "You hold that property and there will be no need for you worrying about the future. Cut the farm into building lots. It is a suburb now, but it will be a city before many years have passed, and your property will bring you a lot more than \$40,000 if you follow my advice. Mr. Moore left his house, on the condition of the search and the search and the research and the offer which had been made and asked if he should sell.

"By no means," was the real estate agent. He told Wells a real estate agent. He told wells, a real estate agent. He told Wells a real estate agent. He

ments.

Register Hopper has published a pamphlet which explains in detail the necessity for the proposed changes. This pamphlet may be had on application at the Register's Office, Hall of Records. Centre and Chambers streets, New York city.

BROOKLYN NEEDS DWELLINGS.

Plans for 121 Small Houses Filed

did. He refused to sell and to safe-guard himself from doing something detrimental to his interest he placed Mr. Wells in charge of his property. James N. Wells's Sons are still in charge mated to be worth at least \$10,000,000.

The Moore farm was cut into 980 total, of which 580 are still ewned by the estate. When the river front west of Tenth avenue was filled in during the 30s the area of the estate was increased by six square blocks.

121 Small Houses Filed by six square blocks
Last Week. builders continue to favor builders bu Brooklyn builders continue to favor small dwellings. During the past week they filed plans for 121 to cost \$459.500. Other projects were fourteen tenements to cost \$252.000 and twenty buildings of a miscellaneous character to cost \$121.500, making a total of 155 buildings to cost \$523.400.

The F. & G. Construction Company will build eight two story brick dwellings at a cost of \$25.000, on Osborn street south of Lott avenue. Of Lincoln place, west of Franklin avenue, the Paulson Bealty Company will erect five two and three story brick dwellings to the cost of \$25.000, on Casteria and tenants have been in the form of factories and loft buildings.

TO LIVE AT EAST ORANGE.

at 5th Avenue . New Bldg. Now Pendy.

2-3 Rooms-Bath Rents \$1,000 to \$2,000.
Maid Service included. Meals optional.
Doctors, 4 Rooms, Bath, \$2,200.

Douglas L.Elliman &Co. 414 Madison Ave., at 48th St. Tel. Murray Hill 5600.

DOCTOR'S SUITE 2 Rooms and Tile Bath. Moderate Hent. Apply 465 W. 157th St.

22D, 258 W.—Extraordinary large apartments, \$40, \$48. Divisors, \$45. W. 1419

420 PARK AVENUE

N. W. Cor. } New 17 Story Building Just Completed SOUTH, EAST AND WEST EXPOSURES 5 Master's Bedrooms. 20 ROOMS Individual Laundry.
7 Servants' Rooms. 20 ROOMS Living Room, 18.5x40.

Servants' Dining Hall.
Open Fireplaces.

6 BATHS
Dining Room, 18.5x25.
Immediate Possession. DOUGLAS L. ELLIMAN & CO.

Tel. 5600 Murray Hill. 414 MADISON AVE., at 48th Street.

WESTCHESTER REAL ESTATE



seautiful park section, the City of New York has re-

Point, Lake Mahopac For Sale at Cost on Easy Terms. Property by Mail.

Mahopac Point Corporation (Dept. St. 40 West 32d St. Phone 9800 - Madison Square

At Beautiful Bayside Park MOST ATTRACTIVE HOME WITH VERY MODERN UP-TO-DATE IMROVEMENT ROOMY GARAGE AWN 100X100. ENOUGH SPACE FOR ENIS COURT RESTRICTED LOALITY FEW BLOCKS FROM PRIATE BATHING BEACH CLUB, PIER TO UNEXCELLED FOR ALL WAER SPORTS NEAR GOLF LINKS TATION AND TROLLEY. THIS IS A NOV HOME AND WILL SACRIFICE OUT ICK BUYER ON TERMS OF \$500
ASIL AND BALANCE CAN BE AR.

NEW ELMHURST HOUSE. WITH GARAGE.

To sublease at Broadway and that St. corner office with private and outer; fur-nished if desired Apply 1451 BROADWAY.

ROOMS AND BATH \$60 to \$77.50 Furnished, \$20 extra WOOLSEY 111 East 44th St. Satisfactory reference absolutely india-pensable. Renting Agent on Premises, Apartments can be seen evenings, BING & BING, 119 West 40th St.

given without charge to every buyer.

A small payment down will purchase any one of six beautiful two story houses to be built for Spring occupancy at prices ranging from \$3,500 to \$5,000. Call or write. ROBERT E. FARLEY ORGANIZATION



FIELDSTON

to high class residential development only. Attractive



REAL ESTATE FOR SALE-QUEENS

TO LET FOR BUSINESS PURPOSES.

673 FIFTH AVENUE 2 Rooms and Bath VALET SERVICE Exclusive Building On Premises HARRIS & VAUGHAN, Inc.

-7 Rooms-2 Baths-Suitable for Doctor Hall service—all improvements
Moderate Rent Apply 165 W. 157th St., or WM. M. ROESTEL Tele. Fordham 3423

AN UNPARALLELED

170 B'way, N. Y.

Tel. 1521-Cort.

REAL ESTATE OPPORTUNITY

Banking Department, State of New York

November let to quickly close the business of two corporations. A large number of choice homesites in restricted sections at GRANTWOOD, MORS' ERE, LEONIA. RIDGEFIELD and TEANECK, NEW JER-SEY. Bargain prices of about 50% of for-mer prices; all within a five cent fare some and thirty in tes of Monhattan.

Also at CASTLE HEIGHTS, NORTH WHITE PLAINS, N. Y. stucco, tile roof, modern, artistic bungatow, nearly new. Liberal Terms. Titles Guaranteed. For

BENJ. D. HAIGHT

care of Banking Dept. CI BROADWAY. NEW YORK CITY

GENTLEMAN'S 11 acre unty Estate at Plainf N. J., must be sacrificed for \$18,500.00; at least \$10,000.00 LONG ISLAND REAL ESTATE FOR SALE, cash; balance 3 to 5 years at 6 per cent.; large old house can easily be remodeled; fine drives; stately trees; outbuildings, gardener's cottage, etc.; less than r mile to station; 100 trains daily. Address OWNER,

box 145 Sun office. **40-ACRE FACTORY SITE** ready to move in now.

Every modern improvement, 2 possiles, southern exposure, the restricted neighborhood, electric light, gas, water, here etc., near station, electric service, tradey and senset, ground out a too.

H. Wentherby & Co., Englewood, N. J ARTS AND CRAFTS HOME

ANOTHER ANGLE on the value and security of guaran-ise! Moreover as an investment is covered in our ow bucklet K. We spe-ta its in these and Rock and County that flatter titles North Jersey Title Insurance Co.,

REAL ESTATE FOR SALE.

FOR GENTLEMAN'S ESTATE

one hour rid- to the (ameus Belgrade Lakes Address Hax III Waterville, Mains, MORTGAGES AND LOANS,

AMOUNTS BANGING FROM \$10,000 to \$50,000 Manhattan, Brons or Westchester LOUIS CARREAU TO GET AVE.

ROUSES FOR RENT.

CALDWELL compact to direct house. The form the standard to the first to the standard to the standard

